



**21 Darlinghurst Road, Folkestone**

Guide Price **£390,000**



**ANDREW & CO**  
ESTATE AGENTS





## 21 Darlinghurst Road

Folkestone, Folkestone

Charming 3-bed detached house, guide price £390k-£410k, in ideal location near Folkestone West Station. Lovely garden with covered eating area and garage/carport. Stylish and energy-efficient with EPC rating "D". Secluded rear garden oasis with Pergola and shingled area. Off-road parking for two cars.

Council Tax band: C

Tenure: Freehold

- Guide Price £390,000 - £410,000
- Detached Property
- Lovely Garden With Outside Covered Eating Area
- Garage, Car Port and Driveway
- Popular Location
- Short Walk to Folkestone West Station (HS1 Links)
- EPC Rating "D"

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### ENTRANCE PORCH

6' 5" x 3' 9" (1.96m x 1.15m)

UPVC double glazed door to the front of the property with UPVC double glazed frosted windows either side of the entrance porch, tiled flooring and entrance door into:-

### ENTRANCE HALL

15' 11" x 3' 5" (4.84m x 1.04m)

Entrance hall has UPVC double glazed door to the entrance porch, UPVC double glazed window to the side, stairs to first floor landing, exposed wooden balustrade, carpeted floor on the stairs, tiled flooring in the entrance hall, cupboard under the stairs, coving, radiator and doors to:-

### LOUNGE

15' 11" x 11' 4" (4.84m x 3.46m)

UPVC double glazed window to the front of the property, laminate wood flooring, radiator, remote control gas fire, coving and door to:-

### DINING ROOM

11' 1" x 8' 11" (3.38m x 2.72m)

UPVC double glazed patio doors out to the lovely garden area, laminate wood flooring, radiator, coving and door to:-

### KITCHEN

11' 1" x 8' 10" (3.38m x 2.69m)

UPVC double glazed window to the rear overlooking the rear garden, matching wall and base units in cream, integrated fridge, integrated freezer, dishwasher, washing machine, Rangemaster style cooker with five-ring gas hob, extractor fan and stainless-steel sink, tiled floors, part tiled walls and coving. There is a large pantry cupboard which houses the electric fuse board.





### **DOWNSTAIRS W/C**

5' 1" x 2' 8" (1.55m x 0.81m)

UPVC double glazed frosted window out to the front porch, tiled floor, back-to-wall W/C, hand basin, radiator and coving.

### **FIRST FLOOR LANDING**

12' 1" x 6' 11" (3.68m x 2.11m)

Lovely, bright first floor landing with UPVC double glazed window to the side of the property, carpeted floor coverings, airing cupboard which houses the hot water tank, carpeted floor coverings, coving and doors to:-

### **BEDROOM 1**

12' 5" x 10' 11" (3.79m x 3.33m)

Beautiful room with UPVC double glazed window to the rear of the property, laminate wood flooring, large built-in wardrobe, radiator, coving and a ceiling fan.

### **BEDROOM 2**

12' 9" x 9' 5" (3.88m x 2.88m)

UPVC double glazed window to the front of the property with black out roller blind, laminate wood flooring, radiator, coving, large-fitted wardrobe.

### **BEDROOM 3**

8' 6" x 8' 1" (2.60m x 2.46m)

UPVC double glazed window to the front of the property with fitted black out roller blind, laminate wood flooring, radiator, coving and fitted storage cupboards over the bed.





**BATHROOM**

6' 11" x 6' 8" (2.10m x 2.04m)

UPVC double glazed frosted window to the rear of the property. Bathroom comprises of a bath with thermostatic shower over the bath, vanity unit housing the back-to-wall toilet, hand basin, laminate wood flooring, heated towel rail and coving.

**GARAGE**

17' 3" x 8' 6" (5.27m x 2.58m)

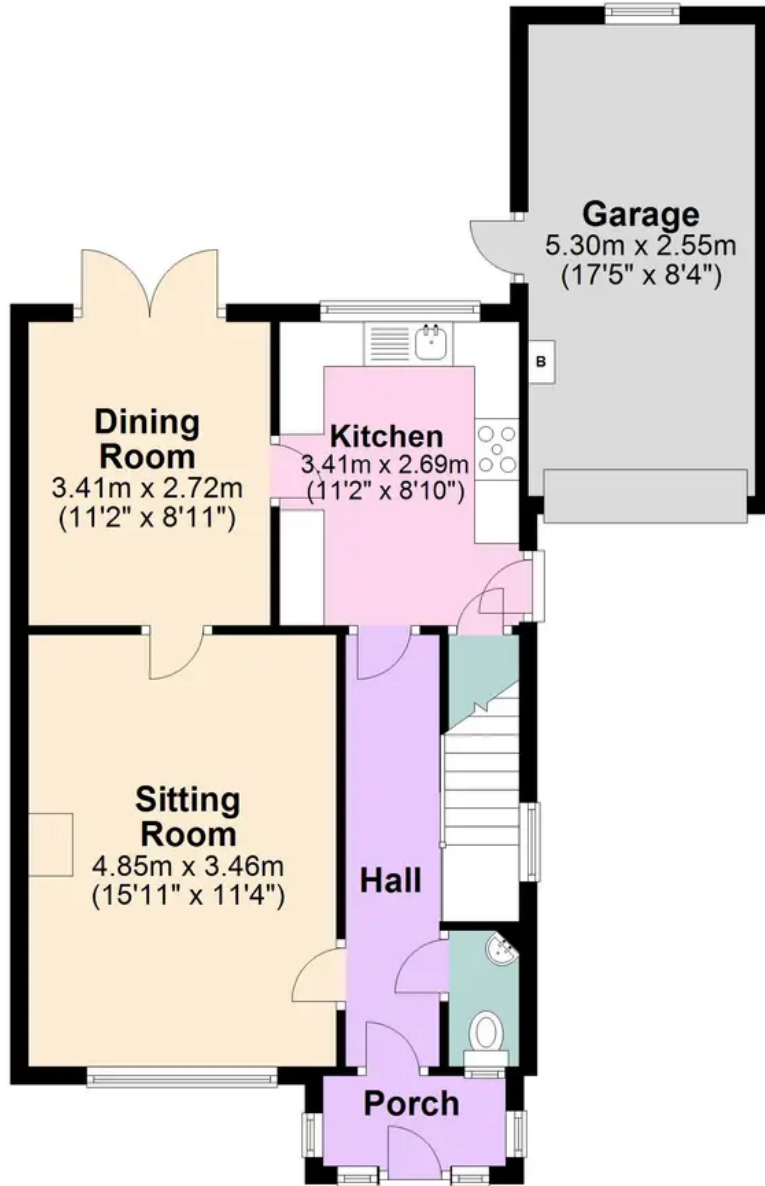
Offering lots of storage space, the garage has a manual garage door and contains a ceiling light, electric supply and the boiler.





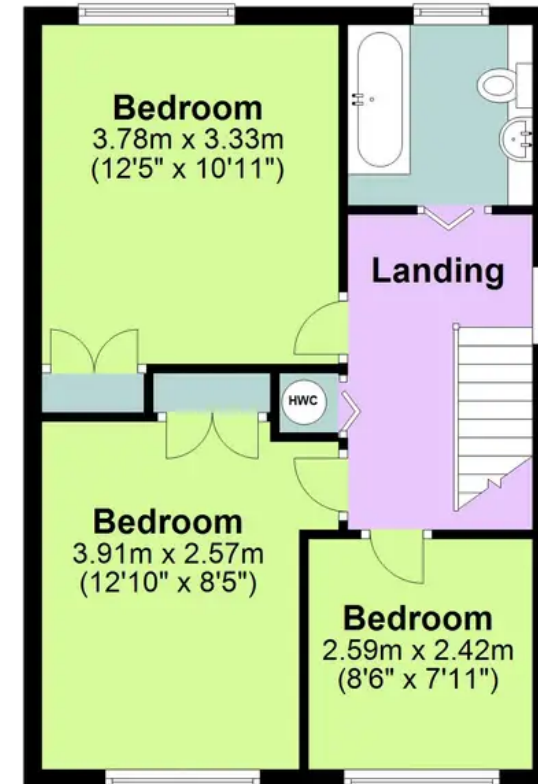
## Ground Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 108.0 sq. metres (1162.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.